

PARKING CALCULATION :-

TOTAL B/U AREA ALL FLOOR =14314.47 sqm
15% DEDUCT FOR SERVICE AREA =14314.47 -15%=12,167.29 SQM
NET B/U AREA=12167.29 SQM.
PARKING AREA REQ. @ 30% OF NET B/U AREA.
SO TOTAL PARKING AREA REQ.
= 12167.29 X 30% =3650.18 Sqm
(REQUIRED)

PROVIDED PARKING AREA
GROUND FLOOR PARKING IN BLOCK-A =841.16 sqm
GROUND FLOOR PARKING IN BLOCK-B =1690.10 sqm
BASEMENT FLOOR PARKING IN BLOCK-B =1709.36 sqm
TOTAL PARKING AREA= =4240.62 sqm
(Provided)

SEPTIC TANK CALCULATION :-

SO TOTAL NO OF PERSON = 990 PERSON
PER PERSON NEED 0.065 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF
TOTAL REQUIRED SEPTIC TANK = 990 x 0.065 = 64.15 CUM.
(REQUIRE)

PROVIDED:-
PROVIDED SEPTIC TANK SIZE: 3 NOS.
1[L-(5.00X 4.00 X 1.80)X3 = 108.00 Cum.
(PROVIDED)

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA =3035.65 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA, SO TOTAL
REQ. CAPACITY OF SUMP = 30.35 x 6 = 182.1 CUM.
(REQUIRED)
PROVIDED TANK SIZE =(4.50x4.50x5.00)X2 = 202.50 cum .
(PROVIDED)

FIRE LEGEND :-

01.HYDRANT OUT LET VALVE WET----------
02.HOSE REEL----------
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER----------
04.ELECTRICALLY INSULATED METAL STRIP ---
05.UNDER GROUND TANK OF 2,00,000 Ltrs--- 2,00,000 Ltrs
06.O.H.W.TANK FOR FIRE FIGHTING ---- 25,000 Ltrs. Each Block
08.FIRE ALARM CALL POINT ----------
09.AUDIABLE ALARM CALL POINT ----------
10.LOUDSPEAKER OUTLET ----------
11.CO2 FIRE EXTINGUISHER ----------
12.FIRE RESISTANT DOOR ----------
13.AUTOMATIC SMOKE DETECTOR ----------
14.AUTOMATIC SPRINKLER ----------

POPULATION CALCULATION :-

TOTAL NO. OF FLAT IN TOWER -A = 48 nos.
TOTAL NO. OF FLAT IN TOWER -B = 96 nos.
TOTAL NO OF FLAT = 144 nos
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 144 X 5 = 720 NOS.
& TOTAL PERSON OF
AFF. HOUSE =54 FLAT x 5 = 270 NOS
SO TOTAL NO OF PERSON INCLUDING
AFF. HOUSE=(720+270)=990 NOS.

GREEN AREA CALCULATION :-

TOTAL NET PLOT AREA = 6155.21 m²
GREEN AREA REQUIRED @10% OF
TOTAL PLOT AREA = 615.52 m².
(REQUIRED)
PROVIDED GREEN SPACE AREA =633.07 m².
(PROVIDED)

WATER TANK CALCULATION :-

TOTAL NO OF PERSON = 990 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 990x135 = 1,33,650 Ltrs.
& FOR FIRE FIGHTING TAKE 25,000 LTRS.
EACH BLOCK SO TOTAL WATER TANK REQUIRED)
=1,33,650+ 75,000 = 2,08,650.00 Ltrs.
(REQUIRED)
PROVIDED WATER TANK 07 NOS.SIZE
BLOCK-A
(01) 5.21 X 4.70 x1.40 =34,200.00 LTRS.
(02) 5.21 X 4.70 X1.40 =34,200.00 LTRS.
BLOCK-B
(01) 7.57X2.44X1.40 = 25,800.00 LTRS.
(02) 6.27x7.72x1.40 = 66,000.00 LTRS.
BLOCK-C
(01) 4.45 X 2.44 X 1.40 =36,900.00 LTRS.
(02) 5.64 X 5.07 X 1.40 =40,000.00 LTRS.
TOTAL WATER TANK
CAPACITY = 2,37,100.00 Ltrs.
(PROVIDED)

AREA CALCULATION :- 01/05

TOTAL PLOT AREA AS / DEED = 6163.36 Sqm.
TOTAL PLOT AREA AS / SITE = 6155.21 Sqm.

	Block-A	Block-B	Block-C (Aff. house)
Basement Floor b/u area	-----	38.78 m²	-----
Ground Floor b/u area	47.95 m²	37.26 m²	47.76 m²
First Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
Second Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
Third Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
Fourth Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
Fifth Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
Sixth Floor b/u area	873.60 m²	1491.48 m²	529.73 m²
TOTAL	5289.55 m²	9024.92 m²	3226.14 m²

TOTAL B/UP AREA BLOCK - (A+B) = 14,314.47 SQM.
F.A.R- (Excluding Affordable House)
14314.47 / 6155.21 = 2.32

AFFORDABLE HOUSE CALCULATION:-

TOTAL B/UP AREA-(BLOCK-A+BLOCK-B) 14,314.47 SQM.
AFFORDABLE HOUSE REQ.15% OF
TOTAL B/U AREA=14,314.47 x 15 %=2147.17sqm.
(Required)

PROVIDED
AFF. HOUSE B/U AREA- 3226.14 SQM.
(Provided)
F.A.R-(Including Affordable House)
17,540.61 / 6160.50 = 2.84

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING
FOR SWANSGREEN INFRA PROJECT PVT. LTD.
DIRECTOR- SRI. AMIT KUMAR SINHA,
S/O - LATE SANJAY KR.SINHA,
ON S. PLOT NO.-712,552,549,
KHATA NO.-97,54,03
THANA NO.- 101, MAUZA- CHAINPUR
THANA - GOPALPUR, DIST.- PATNA.

SCALE: 1 : 100

NORTH.

SIGN. OF EMPANELLED STRUCT. ENGINEER.

Registration No- BRIJUDH/SE/23-0111 UDHD, Govt. of Bihar

SIGNATURE OF BUILDER / OWNER

SIGN. OF EMPANELED ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PDN/Chainpur/ Block-A-(G+06), Block-B-(B+G+06)/20/2025
Block-C-(B+G+3)-(G+04)
dated 29.08.2025 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
byelaws 2014 (as amended 2022) on Date 29.08.2025

सहायक नगर योजना पर्यवेक्षक
पटना महानगर क्षेत्र प्राधिकार
25/09/25

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

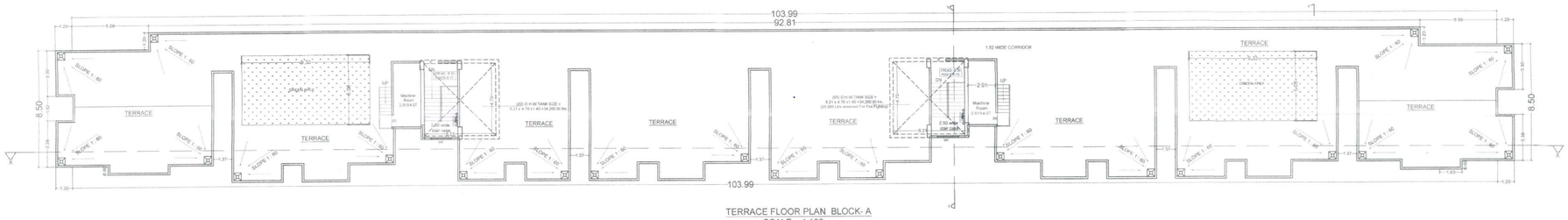
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

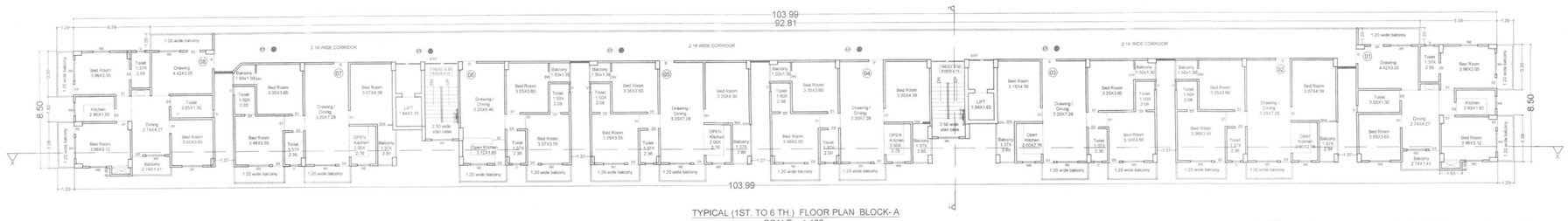
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य से गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



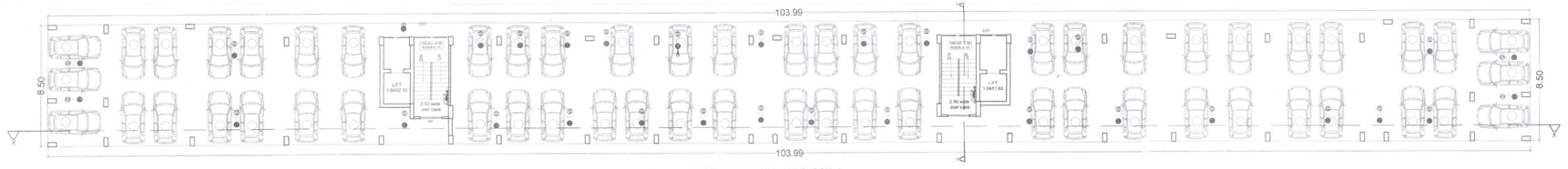
SIDE ELEVATION
BLOCK - A



TERRACE FLOOR PLAN BLOCK- A
SCALE - 1:100



TYPICAL (1ST. TO 6 TH.) FLOOR PLAN BLOCK- A
SCALE - 1:100



GROUND FLOOR PLAN BLOCK- A
SCALE -1:100

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING
FOR SWANSGREEN INFRA PROJECT PVT. LTD.
DIRECTOR- SRI. AMIT KUMAR SINHA,
S/O - LATE SANJAY KR.SINHA,
ON S. PLOT NO.-712,552,549,
KHATA NO.-97,54,03
THANA NO.- 101,
MAUZA- CHAINPUR
THANA - GOPALPUR, DIST.- PATNA.

SCALE	NORTH
1 : 100 1 : 200	

SUSHIL KUMAR
Registration No.
BRQ/DH/SE/23-0111
/DMD, Govt. of Bihar

SIGN. OF EMPANELLED
STR. ENGINEER

Swansgreen Infra Project Pvt. Ltd.
Director

SIGNATURE OF
BUILDER / OWNER

AR UMESH KR. VARMAR
REGD. NO. - CA/1998/1321
SIGN. OF EMPANELLED
ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAAP/PKN/CHANPUR/Block-A-(G+6), Block-B-(Ground Floor)/Block-C-(G+6)/2025/1966
dated 10.05.2025 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Revised no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 21.05.2025

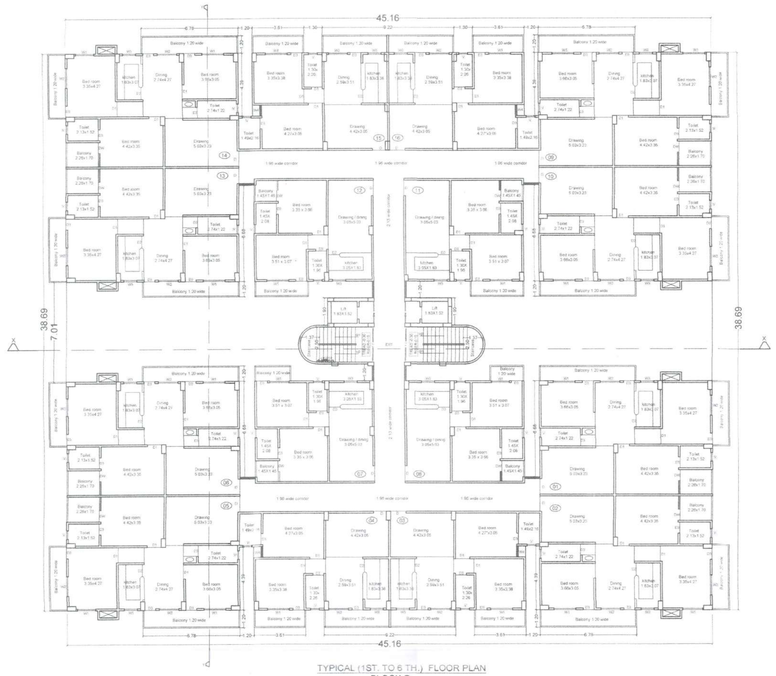
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

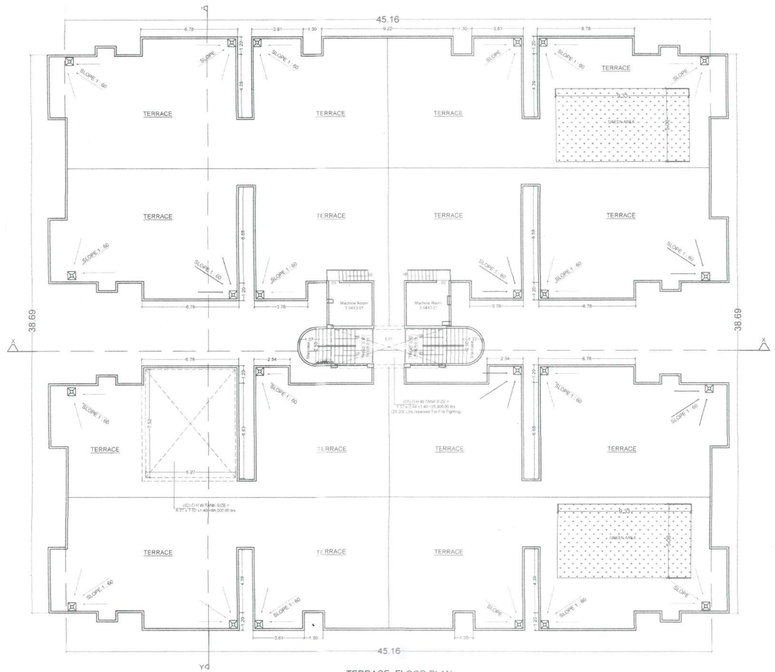
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

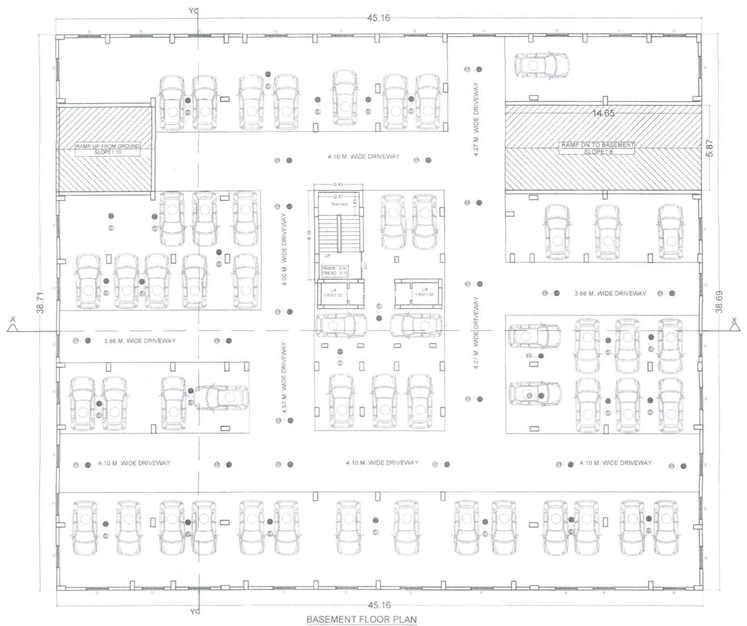
बिहार भू–सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



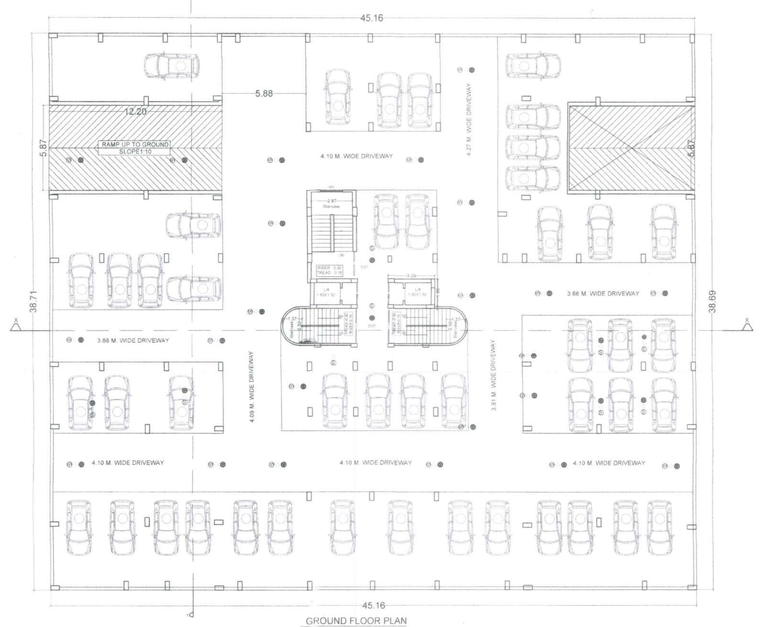
TYPICAL (1ST. TO 6 TH.) FLOOR PLAN
BLOCK-B



TERRACE FLOOR PLAN
BLOCK - B



BASEMENT FLOOR PLAN
BLOCK-B



GROUND FLOOR PLAN
BLOCK-B

SCHEDULE OF DOORS & WINDOWS — 03/05

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.13	0.0	2.13	Single Leaf Door
D1	0.99	2.13	0.0	2.13	Single Leaf Door
D2	0.91	2.13	0.0	2.13	Single Leaf Door
D3	0.76	2.13	0.0	2.13	Single Leaf Door
SD	1.52	2.54	0.0	2.54	Sliding Door
SD1	1.22	2.54	0.0	2.54	Sliding Door
W	1.52	1.78	0.76	2.54	Glazed window
W1	1.22	1.78	0.76	2.54	Glazed window
W2	0.91	1.47	1.07	2.54	Glazed window
DW	As per size	2.54 1.78	0.0 0.76	2.54	Sliding Door/window
V	0.61	0.61	1.52	2.13	Ventilator

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING
FOR SWANSGREEN INFRA PROJECT PVT. LTD.
DIRECTOR- SRI. AMIT KUMAR SINHA,
S/O - LATE SANJAY KR.SINHA,
ON S. PLOT NO.-712,552,549,
KHATA NO.-97,54,03
THANA NO.- 101,
MAUZA- CHAINPUR
THANA - GOPALPUR, DIST.- PATNA.

SCALE	NORTH
1 : 100 1 : 200	

SUSHIL KUMAR
Registration No.
ISU/HD/S/23-01/H
PHD, Govt. of Bihar
SIGN. OF EMPANELLED
STR. ENGINEER

Swansgreen Infra Project Pvt. Ltd
Director
SIGNATURE OF
BUILDER / OWNER

R. KUMAR
ARCHITECT
REGD. NO.- CA/2015/54023
SIGN. OF EMPANELLED
ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMA/PRN/Commercial/Block A+(G+6)/Block B+(B+G+6)/Block C+(G+6)/2023/1071 dated 24.03.2023 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 51 of Bihar Building
Byelaws 2014 (as amended 2022) on Date 03.04.2025

2.5/04/25
सहायक नगर औजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

25/04/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

बिहार भू–सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



SECTION - X-X
BLOCK -B



SECTION - Y-Y
BLOCK -B



SIDE ELEVATION
BLOCK - B



FRONT ELEVATION
BLOCK -B

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।।

SPECIFICATION:- 04/05

01) FOUNDATION :- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK :- 250 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:6 &1:5 AS/DESIGN.
04) FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
05) WALL FINISH :-
 (i) INTERNAL :- ALL INTERNAL SURFACE CONVENIENCE SHOP BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
 (ii) EXTERNAL :- ALL EXTERNAL SURFACE CONVENIENCE SHOP BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
06) DOOR :-
 (i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
 (ii) SHUTTER-35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN.
07) WINDOW:-
 (i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME.
 (ii) SHUTTER- FULLY GLAZED HARD WOOD/ ALUMINIUM WINDOW SHUTTER AS/DESIGN.
08) TOILETS :-
 (i) FLOORING - CERAMIC TILES FLOORING.
 (ii) WALLS :- CERAMIC TILES DADO UPTO 1500HT.
 (iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
 (iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
09) ELECTRICAL :-
 (i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
 (ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
 (iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TAN

BLOCK -B

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING
FOR SWANSGREEN INFRA PROJECT PVT. LTD.
DIRECTOR- SRI. AMIT KUMAR SINHA,
S/O - LATE SANJAY KR.SINHA,
ON S. PLOT NO.-712,552,549,
KHATA NO.-97,54,03
THANA NO.- 101,
MAUZA- CHAINPUR
THANA - GOPALPUR, DIST.- PATNA.

SCALE:
1 : 100
1 : 200

SUSHIL KUMAR
Registration No.-
BR/UD/DIS/E23-01/17
UDHD, Govt. of Bihar
SIGN OF EMPANELLED STR.ENGINEER

Swansgreen Infra Project Pvt. Ltd.
Director
SIGNATURE OF BUILDER / OWNER

AR. UMASHANKAR KUMAR
REGISTERED ARCHITECT
REG. NO. CA/2011/30753
SIGN OF EMPANELLED ARCHITECT

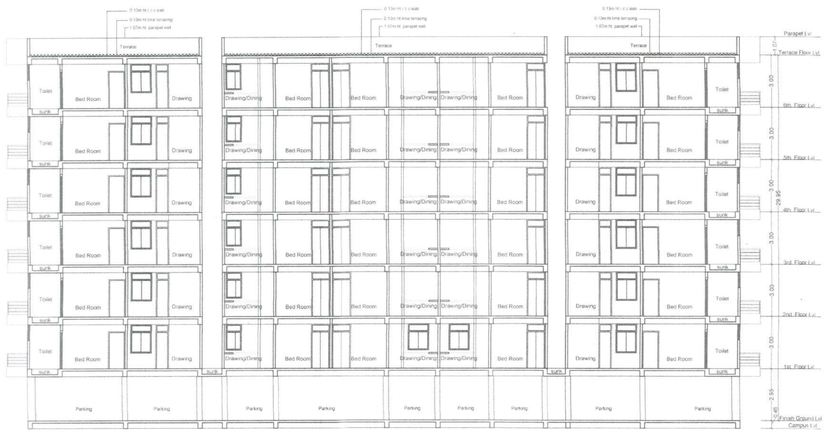
Patna Metropolitan Area Authority
Sanction of Plan Case no. Patna [PRN] Commercial (Block A)-(G+04) Residential (Block A)-(G+04) Block-C (Resi-UG)-(G+04)/20
Dated... 26.05.2025 ...accorded under 2025
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 9) of Bihar Building
Byelaws 2014 (as amended 2022) on Date... 27.09.2025

25/09/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

25/09/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

25/09/25
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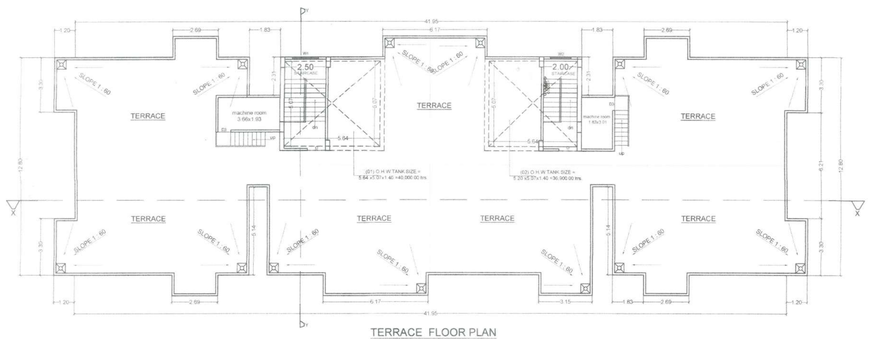
25/09/25
अवीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार



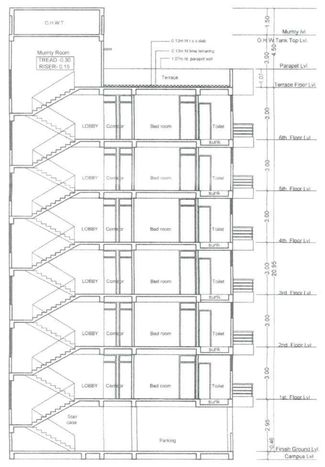
SECTION - X-X
BLOCK - C



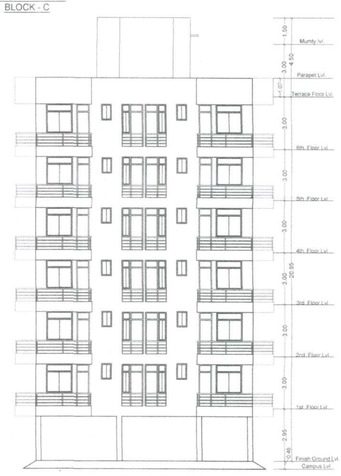
SIDE ELEVATION
BLOCK - C



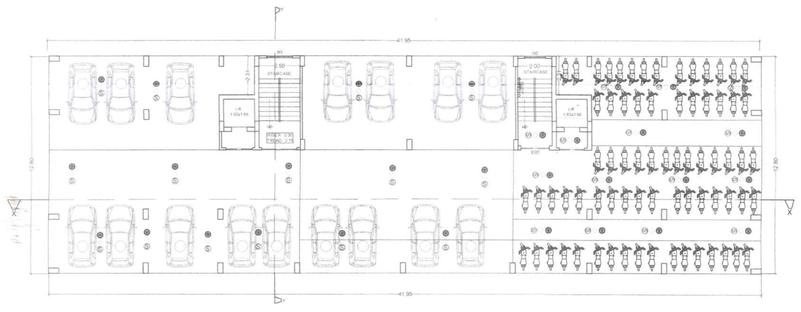
TERRACE FLOOR PLAN
BLOCK - C



SECTION - Y-Y
BLOCK - C



FRONT ELEVATION
BLOCK - C


Parking
2.50 STAIRCASE
2.00 STAIRCASE
Lift 1.83x1.66
Lift 1.83x1.66
Fire Fighting Lift
Fire Fighting Lift
Drawing 4.27x3.04
Kitchen 1.83X 3.04
Bed Rooms 3.66x3.04
Dining 2.44X3.17
Toilet 1.83x1.82
Toilet 1.22x1.82
Toilet 1.22x1.82
Toilet 1.22